Bk 41

WARRANTY DEED

2480 08/30 0101 03CHECK 2481.50

FROM: J. Donald Henson, Grantor
TO: Martin B. Shuster and wife, Laura Shuster, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 7640 PAGE 231

Address New Owner(s) as Follows:
105 Wellington Pk
Nashville TN 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes
Same

Map-Parcel Numbers
Map 177-14
Parcel 128
Field Book Numbers
7DA-41325

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Fifty Thousand Dollars ($750,000).

Martin B. Shuster
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of August, 1988.

Notary Public

My Commission Expires: 10-9-91

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, J. Donald Henson, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Martin B. Shuster and wife, Laura Shuster, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot number 38 on the Map or Part Two, George Water's Subdivision, of record in Book 1130, page 68, Register's Office for said County.
>
> Being the same property conveyed to J. Donald Henson, Trustee, by deed from Mary Diane Brown and husband Campbell C. Brown of record in Book 6647, page 79, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2213 Bandywood Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes which have been prorated and will be paid by Grantees.

2. Permanent Drainage Easement granted February 26, 1969 to Metropolitan Government of Nashville and Davidson County instrument of record in Book 4499, page 742, said Register's Office.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 1130, page 68, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his successor in trust and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness Grantor's hand this 30th day of August, 1988.

6337L

IDENTIFICATION REFERENCE
AUG 30 4 31 PM '88

J. Donald Henson Trustee
J. DONALD HENSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald G Turner, a Notary Public of said County and State, J. DONALD HENSON, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of August, 1988.

Ronald G Turner
Notary Public

My Commission Expires: 10-9-91

5051R/8-29-88